

048.A

0005

0065.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
538,600 / 538,600  
538,600 / 538,600  
538,600 / 538,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:	65
Owner 1: MOORE DAVID JOHN		
Owner 2:		
Owner 3:		

Street 1: 65 MAYNARD ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: 63-65 MAYNARD STREET LLC -
Owner 2: -
Street 1: 396 WASHINGTON ST
Twn/City: WELLESLEY
St/Prov: MA
Postal: 02481

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 964 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8431																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	535,500	3,100		538,600		421324
							GIS Ref
							GIS Ref
							Insp Date
							04/16/20
							!16607!
							PRINT
							Date Time
							12/30/21 22:47:23
							LAST REV
							Date Time
							09/28/21 13:30:49
							mmcmakin
							16607
							ASR Map:
							Fact Dist:
							Reval Dist:
							Year:
							LandReason:
							BldReason:
							CivilDistrict:
							Ratio:

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	535,500	3100	.		538,600	Year end	12/23/2021	
2021	102	FV	519,800	3100	.		522,900	Year End Roll	12/10/2020	

SALES INFORMATION								TAX DISTRICT				ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name		
63-65 MAYNARD S	73821-326	2	12/13/2019		550,000	No	No			9/28/2021	Mail Update	MM	Mary M		
										4/16/2020	Measured	DGM	D Mann		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			Master Deed 73806:522.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:	%			OthrFix:	Rating:																	
Roof Struct: 2 - Hip				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1														
Color: TAN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir: DV - GDV				Frpl:	Rating:																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDO INFORMATION																		
Year Blt: 1923	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct: G21		Fact:	.	Floor:																		
Const Mod:				% Own: 45.000000000				REMODELING				RES BREAKDOWN										
Lump Sum Adj:				Name:				No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				DEPRECIATION				1	6	2												
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																	
Prim Int Wal: 2 - Plaster				Functional:		%																
Sec Int Wall:	%			Economic:		%																
Partition: T - Typical				Special:		%																
Prim Floors: 3 - Hardwood				Override:		%																
Sec Floors: 6 - Ceramic Tile	10 %			Total:	4.6 %																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA										
Subfloor:				Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price				SUB AREA DETAIL						
Bsmnt Gar:				Size Adj.: 1.35000002								No Unit	RMS	BRS	FL							
Electric: 1 - AB Avg				Const Adj.: 1.26171577								1	6	2								
Insulation: 7 - Ab avg				Adj \$ / SQ: 519.511																		
Int vs Ext: S				Other Features: 60500																		
Heat Fuel: 2 - Gas				Grade Factor: 1.00																		
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO	Central Vac:	NO		Adj Total: 561309					Juris. Factor:	1.00	Before Depr:	519.51										
% Com Wal		% Sprinkled		Depreciation: 25820					Special Features:	0	Val/Su Net:	555.50										
				Depreciated Total: 535489					Final Total:	535500	Val/Su SzAd:	555.50										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 048.A-0005-0065.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
3	Garage	D	Y	1	9X20	A	AV	1923	28.89	T	40	102			3,100			3,100				
More: N				Total Yard Items:				3,100	Total Special Features:								Total:	3,100	AssessPro Patriot Properties, Inc			